



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-24483 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Banquet Facility (With Alcoholic Beverage Sales) use.
2. Hours of operation shall be from 10:00 a.m. to 11:00 p.m. daily. Catered events shall not extend past 11:00 p.m.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Banquet Facility (With Alcoholic Beverage Sales) at 325 South Valley View Boulevard.

The proposed use will supplement the services provided at the Las Vegas Springs Preserve by allowing a catering kitchen and venues for events such as banquets, weddings, anniversaries, and similar celebrations, with alcohol to be provided for on-premises consumption only.

This property was previously approved for a Special Use Permit (SUP-20477) for a Liquor Establishment (Tavern) use; however, the approval was limited to 120 days from the approval date and expired 09/14/07.

The proposed use meets the requirements of the Title 19 definition of a Banquet Facility, in that kitchen facilities for the preparation or catering of food are provided, alcoholic beverages are sold for on-premises consumption only during an event, and events will be held in both outdoor gardens or reception facilities and indoor facilities. There is no separation distance requirement from protected properties for this use. Events will be confined to the indoor and outdoor areas indicated on the site plan, which are located well within the interior of the 180-acre overall site. The proposed facilities are more than sufficient to meet the needs of the use. The use will therefore be harmonious and compatible with adjacent land uses and staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
07/01/92	The City Council approved a Rezoning (Z-0026-92) to the C-V (Civic) zoning district on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
02/07/01	The City Council approved a request for a Site Development Plan Review [Z-0026-92(4)] of the Master Plan for a proposed 110-acre public use facility, including approximately 266,100 square feet of building area for a visitor center, interpretive center, museum, research area, garden support, and administrative offices for the Las Vegas Valley Water District. The Planning Commission recommended approval on 12/21/00.

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05/02/01	The Planning and Development Department administratively approved a request for an administrative Site Development Plan Review [Z-0026-92(5)] for Phase 1, including a 26,600 square foot pumping station building, of an approved 110-acre public use facility (Las Vegas Springs Preserve) on 175.58 Acres located on the east side of Valley View Boulevard, between Alta Drive on the south and the US 95 Highway on the north.
07/10/01	The Planning and Development Department administratively approved a request for an Administrative Site Development Plan Review [Z-0026-92(6)] for streetscape improvements generally located along Valley View Boulevard between Alta Drive and US-95, and along Alta Drive from Valley View Boulevard eastward 1,350 feet, adjacent to the subject site.
12/07/01	The Planning and Development Department administratively approved a request for an administrative Site Development Plan Review [Z-0026-92(7)] for a proposed 33,997 square-foot garden support facility consisting of five buildings located adjacent to the northeast corner of Alta Drive and Valley View Boulevard.
01/18/02	The Planning and Development Department administratively approved a request for an administrative Site Development Plan Review [Z-0026-92(8)] for a proposed 54,500 square foot desert living center consisting of four buildings located adjacent to the northeast corner of the intersection of Alta Drive and Valley View Boulevard.
01/02/03	The Planning and Development Department administratively approved a request for a Site Development Plan Review (SDR-1465) for a proposed 75,032 square foot visitor's center in conjunction with the Las Vegas Springs Preserve.
06/12/03	The Planning and Development Department administratively approved a Site Development Plan Review (SDR-2258) for trails, canopies, armadas, an interpretive pavilion and displays in conjunction with the Las Vegas Springs Preserve, located adjacent to the northeast corner of the intersection of Alta Drive and Valley View Boulevard.
12/21/06	The Planning Commission approved a request for a Master Sign Plan (MSP-18047) for an Approved Government Facility on the subject site. Staff recommended approval.
05/16/07	The City Council approved a Special Event Alcoholic Beverage license for a catering business at 333 South Valley View Boulevard on the subject site for private party/sit-down dinner/concert events on May 30, 2007 and June 5, 8 and 9, 2007.

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05/16/07	The City Council approved a Special Use Permit (SUP-20477) for a Liquor Establishment (Tavern) with a Waiver to allow a Liquor Establishment (Tavern) use 80 feet from a child care center, 100 feet from a church, 1,200 feet from a public school, and 1,400 feet from a city park where a distance separation of 1,500 feet is required at 317 South Valley View Boulevard. The Planning Commission and staff recommended approval. The City Council placed the following conditions on the approval: (1) The service shall be at tables only in the restaurant in conjunction with the meals; (2) There will be no gaming machines; (3) The approval is for beer and wine only; (4) The Special Use Permit is approved for 120 days only. The approval expired 09/14/07.
06/06/07	The City Council approved a temporary Tavern license for a catering business to operate a tavern with eight bars at 333 South Valley View Boulevard. The approval was subject to the following conditions: (1) The hours of operation shall be limited to 10:00 a.m. to 10:00 p.m. (2) Alcohol sales shall be conducted only in conjunction with food service; (3) The temporary license shall be for a maximum of 120 days. Per licensing records, the license will expire 11/02/07 at 12:00 a.m.
08/15/07	The City Council adopted Ordinance No. 5922, which added Restaurant Service Bar, Supper Club, Banquet Facility (with Alcoholic Beverage Sales), On-sale Beer/Wine/Cooler Establishment and Social Event with Alcoholic Beverage Sales to the list of uses permitted in the C-V (Civic) Zoning District by means of a special use permit.
09/05/07	The City Council approved a Special Event Alcoholic Beverage license for a catering business at 333 South Valley View Boulevard on the subject site for the Las Vegas Springs Preserve Post Opening VIP event on September 13, 2007.
10/11/07	The Planning Commission will consider a related Special Use Permit (SUP-24483) for a Banquet Facility (with Alcoholic Beverage Sales) on the subject site.
<i>Related Building Permits/Business Licenses</i>	
BUILDING PERMITS	
Month/date/year	Description
05/10/05	A building permit (#05003047) was issued for a building and garden at 313 South Valley View Boulevard. A final inspection was completed 07/05/07.
05/10/05	A series of building permits (#05003034 through 05003038) was issued for five buildings at 325, 329, 333, 337 and 341 South Valley View Boulevard. Final inspections were completed between 06/04/07 and 09/07/07. 329 South Valley View has a temporary final until 09/07/07.
05/10/05	A building permit (#05003045) was issued for a building at 317 South Valley View Boulevard. A final inspection was completed 07/03/07.
05/16/07	A building permit (#07001601) was issued for a tenant improvement for Certificate of Completion for a restaurant at 333 South Valley View Boulevard. A temporary Certificate of Occupancy was issued until 09/04/07.

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BUSINESS LICENSES	
Month/date/year	Description
05/17/07	A Special Event Alcoholic Beverage License (L27-00085) was issued for a catering business at 333 South Valley View Boulevard for private party/site down dinner/concert events on May 30, 2007 and June 5, 8 and 9, 2007.
07/03/07	Tentative approval was granted for a temporary business license for a Tavern (L16-93311) at 333 South Valley View Boulevard. The license will expire 11/02/07.
09/05/07	A Special Event Alcoholic Beverage License (L27-00097) was issued for a catering business at 333 South Valley View Boulevard for the Las Vegas Springs Preserve Post Opening VIP event on September 13, 2007.
09/07/07	The applicant applied for business licenses for Liquor Caterer (L18-95926), Restaurant Service Bar (L19-95927) and Banquet Facility with Alcoholic Beverage Sales (L28-95928) at 333 South Valley View Boulevard. These licenses are in review and are pending action on SUP-24204 and SUP-24483.
<i>Pre-Application Meeting</i>	
A pre-application meeting was waived for this application. However, a meeting was held 09/05/07 where it was determined that this application was needed and what were the accompanying submittal requirements.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Field Check</i>	
09/18/07	The site is developed with several large concrete and iron buildings, gardens and trails within a desert environment. A non-stealth design wireless communication facility is located on the site along Valley View Boulevard. The catering kitchen is located within the building at 325 South Valley View Boulevard.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	80.48 (a portion of the overall 180-acre Springs Preserve site)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Governmental Facility (Cultural Resource Center)	PF (Public Facility)	C-V (Civic)
North	Governmental Facility (Cultural Resource Center)	PF (Public Facility)	C-V (Civic)
South	Public Utility Facility and Parking	PF (Public Facility)	C-V (Civic)

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East	Governmental Facility (Cultural Resource Center)	PF (Public Facility)	C-V (Civic)
East	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Regional Mall, Retail and Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
A-O Airport Overlay District (140 Feet)	X		Y
H Historic Designation (Big Springs-Las Vegas Springs)	X		Y
Trails	X		Y
Rural Preservation Overlay District		X*	Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

*The subject property is located adjacent to an established Rural Preservation Neighborhood to the east.

DEVELOPMENT STANDARDS

Title 19.06.020 states that minimum development standards for a property in a C-V (Civic) District shall be established upon approval of a Rezoning or Site Development Plan. All proposed structures will have adequate setbacks from property lines, and lot coverage for the development is minimal.

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	180 acres
Min. Lot Width	1,300 feet
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	965 feet 337 feet 572 feet 580 feet
Min. Distance Between Buildings	60 feet
Trash Enclosure	Screened
Mech. Equipment	Screened

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Pursuant to Title 19.08.060, this property is excluded from Residential Adjacency Standards, as the facilities and activities on this site are operated by a non-profit organization.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Government Facility	157,549 SF	1 space per 300 SF GFA	525				
SubTotal			514	11	476	26	
TOTAL			525		502		Y*

Title 19.06.020 states that minimum development standards for a property in a C-V (Civic) District shall be established upon approval of a Rezoning or Site Development Plan. The development plan shows 502 parking spaces, which is adequate based on the nature of the Springs Preserve when compared to the number of spaces required by Title 19.10 as shown in the table above. Eight regular spaces are shown that are large enough to accommodate buses. Additional unpaved overflow parking containing room for 55 vehicles is also provided, but not included in the parking count.

ANALYSIS

- Zoning**

The subject site on which the use will be located is zoned C-V (Civic). This district allows for the continuation of existing public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. The Banquet Facility (with Alcoholic Beverage Sales) use is permitted in the C-V (Civic) District with approval of a Special Use Permit, as the parcel and use are controlled by an agency or subdivision of government.

The subject use is to be located on the site of the Las Vegas Springs Preserve, a unique 180-acre historical and interpretive area. Access to the site is from a main entrance on Valley View Boulevard. The Pioneer Trail is developed and located on the east side of Valley View Boulevard. A Pedestrian Path as described in the Transportation Trails Element of the Las Vegas 2020 Master Plan is constructed along the north side of Alta Drive adjacent to the site.

Parking is provided within three lots on the west side of the site. Parking facilities are adequate to meet the type of overall development and its demands.

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- **Use**

A Banquet Facility use is defined by Title 19 as an establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations.

Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food;
2. The sale of alcoholic beverages for on-premises consumption, only during an event; and
3. Outdoor gardens or reception facilities.

Approval of this Special Use Permit would allow the applicant to cater for special events both within the Desert Living Center and Visitor Center and in designated outdoor areas on the site. Kitchen facilities for catering consist of 640 square feet within the Desert Living Center only (325 South Valley View Boulevard). The total indoor banquet facility space totals 21,031 square feet, and the outdoor banquet facility space totals 115,900 square feet, in locations according to the table below:

Location	Venue	Area
Indoor	Temporary Exhibits (Desert Living Center, 1st Floor)	7,480 SF
Indoor	Facilitation Rooms and Classrooms (DLC, 1st and 2nd Floors)	6,530 SF
Indoor	Big Springs Theater and Rotunda (Visitor Center, 1st Floor)	5,936 SF
Indoor	Technical Training Studio (DLC, 1st Floor)	1,085 SF
	Subtotal Indoor Banquet Facilities	21,031 SF
Outdoor	Gardens (Desert Living Center)	87,000 SF
Outdoor	Crossroads Commons Amphitheater (Visitor Center)	13,000 SF
Outdoor	Technical Courtyard Amphitheater (DLC)	7,700 SF
Outdoor	Garden Plaza (DLC)	7,600 SF
	Subtotal Outdoor Banquet Facilities	115,900 SF
	TOTAL BANQUET FACILITIES AREA	136,931 SF

As allowed by the definition of a Banquet Facility, alcohol will be served only during events, for on-premises consumption only. The proposed hours of operation for this use are 10:00 a.m. to 11:00 p.m. daily.

- **Conditions**

Per Title 19.04.010, there are no minimum Special Use Permit requirements for a Banquet Facility use; however, the use must meet the definitional requirements. Hours of operation will be limited to those requested by the applicant.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed use meets the requirements of the Title 19 definition of a Banquet Facility, in that kitchen facilities for the preparation or catering of food are provided, alcoholic beverages are sold for on-premises consumption only during an event, and events will be held in both outdoor gardens or reception facilities and indoor facilities. There is no separation distance requirement from protected properties for this use. Events will be confined to the areas indicated on the site plan, which are located well within the interior of the 180-acre overall site. The use will therefore be harmonious and compatible with adjacent residential land uses to the east and west, and with commercial and public utility uses to the south and west.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The subject site is part of an overall 180-acre historical and cultural resource site. The proposed Banquet Facility use will contain a catering kitchen to be located within the Desert Living Center, with banquet facilities located at various indoor and outdoor locations on the subject 80-acre parcel. The facilities are adequate to conduct this use.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The site is primarily accessed by a driveway on Valley View Boulevard, an 80-foot Secondary Collector as designated by the Master Plan of Streets and Highways. A secondary service access is located on the north side of Alta Drive, also designated as an 80-foot Secondary Collector. These roadways are adequate to meet the demand for the proposed use.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed Banquet Facility (with Alcoholic Beverage Sales) use will be subject to Code provisions for licensing and subsequent inspection, and therefore will not compromise the public health, safety, or general welfare.

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5. The use meets all of the applicable conditions per Title 19.04.

Per Title 19.04.010, there are no minimum Special Use Permit requirements for a Banquet Facility use; however, the use must meet the definitional requirements. Hours of operation will be limited to those requested by the applicant.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 559 (Mailed with SUP-24204)

APPROVALS 0

PROTESTS 2